

FLEMING AVE - BRILL ST BLOCK ASSOCIATION

March 26, 1979

Dear Councilman Martinez,

At the March 1 meeting of the Fleming Ave - Brill St Block Association, which you attended, a series of changes in the existing zoning of this neighborhood were presented.

The most important change would affect sizeable areas which are currently zoned I3 (Industrial-Third). We are aware that I3 zoning allows virtually unrestricted construction. The owner can build a bleach plant, chemical warehouse, or glue factory. Ironbound currently has more companies who use or store hazardous chemicals than any other part of the city. Our air already suffers from chemical pollutants. We already endure more than our share of the potential risks from chemicals on our health and safety.

The I3 zoning can only make the situation worse. It is potentially detrimental to the quality of life in this neighborhood. The specific areas in which zoning should be changed are:

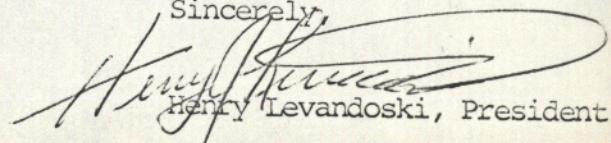
- 1) Between St. Charles St., Ferry St, Christie St, and the railroad - change from I3 to II
- 2) From Chambers & Niagara to Lockwood, from Penn Railroad to the River - change all I2 and I3 to II.
- 3) Between St. Charles, Berlin and the Railroad - change from I 3 to the lowest possible zoning allowed with stadium

In addition, we are proposing some changes from Industrial to Residential zoning. Housing is a primary need in the Ironbound section. Houses have been divided and subdivided to make room for all the people who wish to live here. Basement apartments are common. Residential zoning would address this housing shortage by encouraging housing construction. It would also raise property values in the neighborhood as a whole. The streets for which these changes are suggested are currently primarily residential. They are:

- 1) between Providence, Fleming, Raymond Blvd & Lexington - to R3
- 2) between <sup>Lexington</sup> ~~Mott~~, Fleming, Ferry & Oxford - to R3
- 3) From Christie to Chapel between Fleming and Raymond Blvd - to R3

We are aware that if these zoning changes are approved, they will only affect new construction. We ask you to take whatever steps are necessary to make these zoning changes, and to inform us about the process. We hope you will act on this matter as quickly as possible.

Sincerely,

  
Henry Levandoski, President